

**WATER & SEWERAGE PLAN AMENDMENTS
FALL 2010 CYCLE**

STAFF REPORT

Case # WS-10-14

APPLICANT: Segall Development Associates

REQUEST: To reclassify the following parcels:

<u>Tax Map</u>	<u>Parcel Number</u>	<u>Existing water/ sewer category</u>	<u>Requested category</u>
78	422	W-5, S-5	W-4, S-4
78	420	PS, PS	W-4, S-4
78	421	PS, PS	W-4, S-4
78	422	PS, PS	W-4, S-4
78	694	PS, PS	W-4, S-4
78	699	PS, PS	W-4, S-4

LOCATION: The parcels are located on the north side of MD 144, bordered by the Monocacy River and I-70 within the City of Frederick.

BACKGROUND:

Comprehensive Plan —The property is designated General Commercial on the 2010 City of Frederick Comprehensive Plan.

Zoning — General Commercial (City of Frederick)

Development Status — The subject properties (plus adjacent parcel 446, which is not part of this request) were annexed into the City of Frederick on November 19, 2009. The Frederick County Board of Commissioners granted express approval to the annexation for the City to apply General Commercial zoning to the subject properties on September 21, 2010.

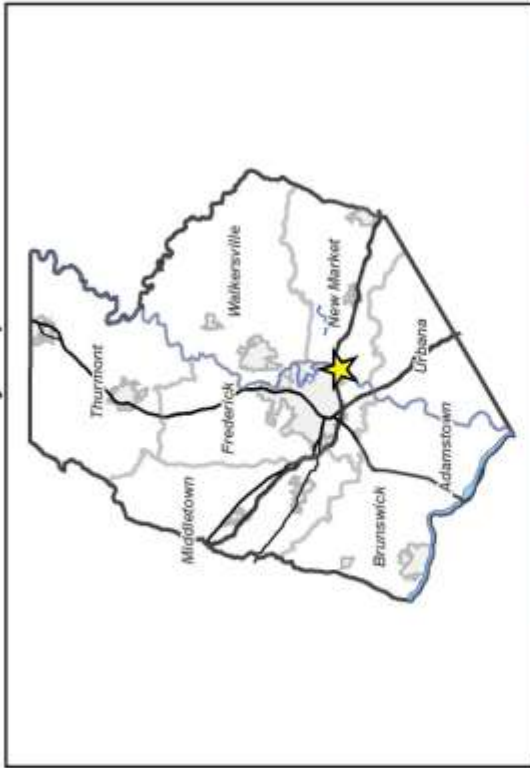
Water & Sewerage Plan Status — The City has approved improvement plans for a new 12-inch water line connection to the existing 12-inch City water line located on the north side of I-70 in Bowman Farm Service Lane for extension under I-70 to serve the properties. The application proposes the property utilize a sewage pump station with a force main tie-in to the existing 36-inch, high-pressure county sewer interceptor along the Monocacy River.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission make a finding of consistency with the Comprehensive Plan.

WS 10-14

Vicinity Map



Comprehensive Plan

